

18 Cronk Drine, Union Mills

Ref No DDP05513



PRICE £329,950

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

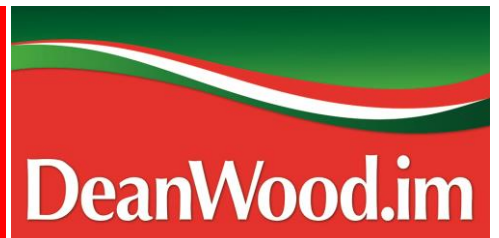
castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im



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- Detached True Bungalow
- Desirable Village Location with Distant Rural Views
- Generous Front and Rear Gardens
- Living Room
- Breakfast Kitchen
- 2 Bedrooms
- Family Bathroom
- Separate WC
- uPVC Double Glazing
- Gas Fired Central Heating
- Single Garage
- Driveway Providing Off Road Parking for 3 Vehicles

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To the front there is a large lawned garden with flower beds to borders. A concrete driveway provides off road parking for three vehicles. A concrete pathway leads to the side and rear garden which is mainly laid to lawn. The rear garden enjoys a wealthy outlook with outstanding views to Greeba Hill and rolling countryside.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling out of Douglas to Peel, proceed to Union Mills. Turn left immediately after the Railway Inn onto Cronk Road (which leads to Lhergy Cripperty) and take the first left onto Cronk Drine. Proceed up the road, where No. 18 will be found a short distance along on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH uPVC front door. Vinyl tile effect flooring. Inner uPVC double doors leading to:-

HALL Full height airing cupboards with cloaks cupboard. Loft access.

LIVING ROOM (21'6" x 12'3" approx.) Feature fireplace with electric fire inset. Dual aspect windows providing views over front garden. TV point.



KITCHEN (11'3" x 11'0" approx.) Modern fitted kitchen finished in an American oak style fronted cupboards and drawers with contrasting stone effect worktop incorporating a stainless steel sink and drainer with tiled splashbacks. Appliances include: Freestanding Montpelier gas cooker, integrated fridge freezer and Zanussi washing machine. Wall mounted gas fired central heating boiler. Spotlights. Vinyl tile effect flooring. Space for breakfast table and chairs. uPVC windows providing views to Greeba Hill. Glazed door to pantry with fitted shelving and door to garden.



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INTEGRAL SINGLE GARAGE (9'3" x 16'4" approx.) Up and over door. Power and light installed. Electric fuse board and gas meter. Fitted shelving.

BEDROOM 1 (11'3" x 13'8" approx.) uPVC window providing views over rear garden and distant rolling countryside beyond. TV point. Wash hand basin and vanity storage below.



BEDROOM 2 (9'9" x 11'1" approx.) Enjoying a lovely rural aspect to the rear.



BATHROOM (4'9" x 4'9" approx.) White panelled bath with shower and folding screen over, pedestal wash hand basin with mirrored storage unit

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above. Heated towel rail. Extractor fan. Tile effect flooring. Mermaid boarding to walls. Spotlights. Window with opaque glass.

SEPARATE WC WC. Tiled effect flooring. Window with opaque glass. Spotlights.



SERVICES

All mains services are installed.
Gas fired central heating.
uPVC double glazing.

ASSESSMENT

Rateable value £TBC Approx Rates payable £1,139.16 (incl. of water rates).

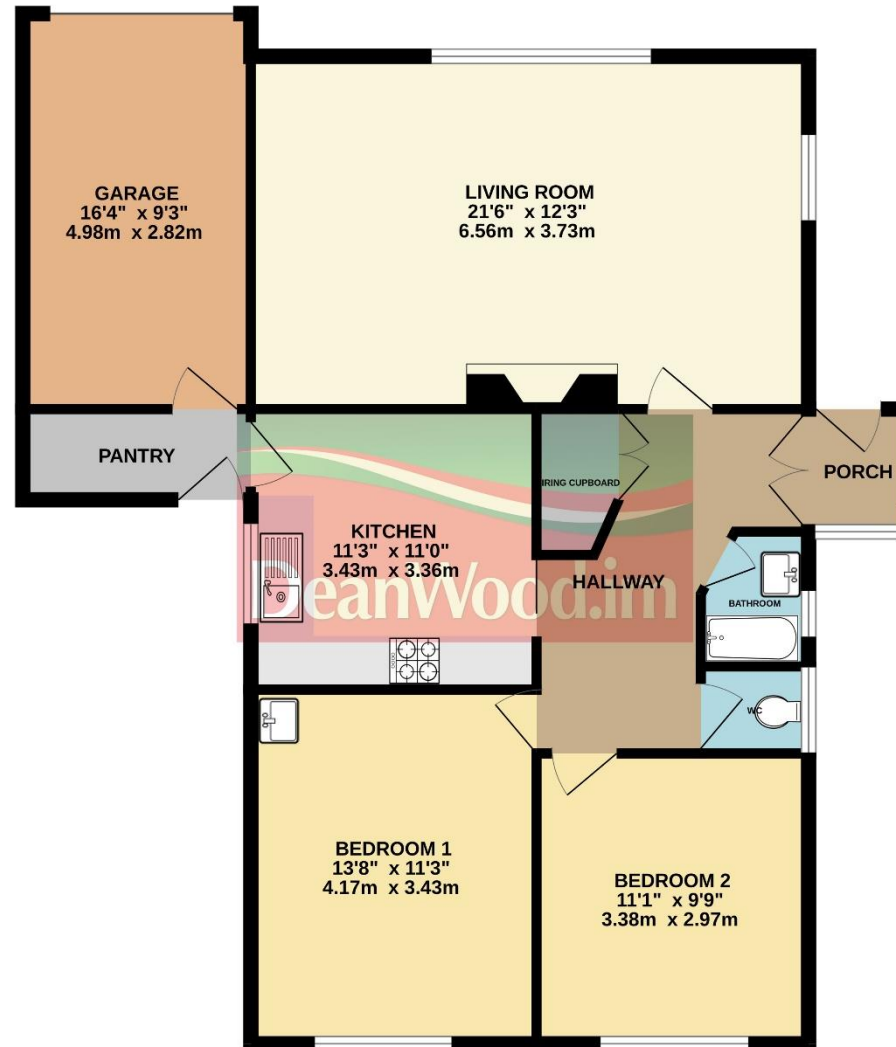
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

Not to scale-for identification purposes only
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